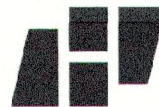


SITE PLAN FOR PROPOSED MULTIFAMILY DEVELOPMENT 51-53-55 SUMMER STREET WALPOLE, MA.



HOWARD STEIN HUDSON
114 Turnpike Road, Suite 2C
Chelmsford, MA 01824
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PREPARED FOR:

55 BH LLC
6 LYBERTY WAY, SUITE 203
WESTFORD, MA 01886

PROPOSED MULTIFAMILY
DEVELOPMENT
SUMMER STREET
WALPOLE, MA

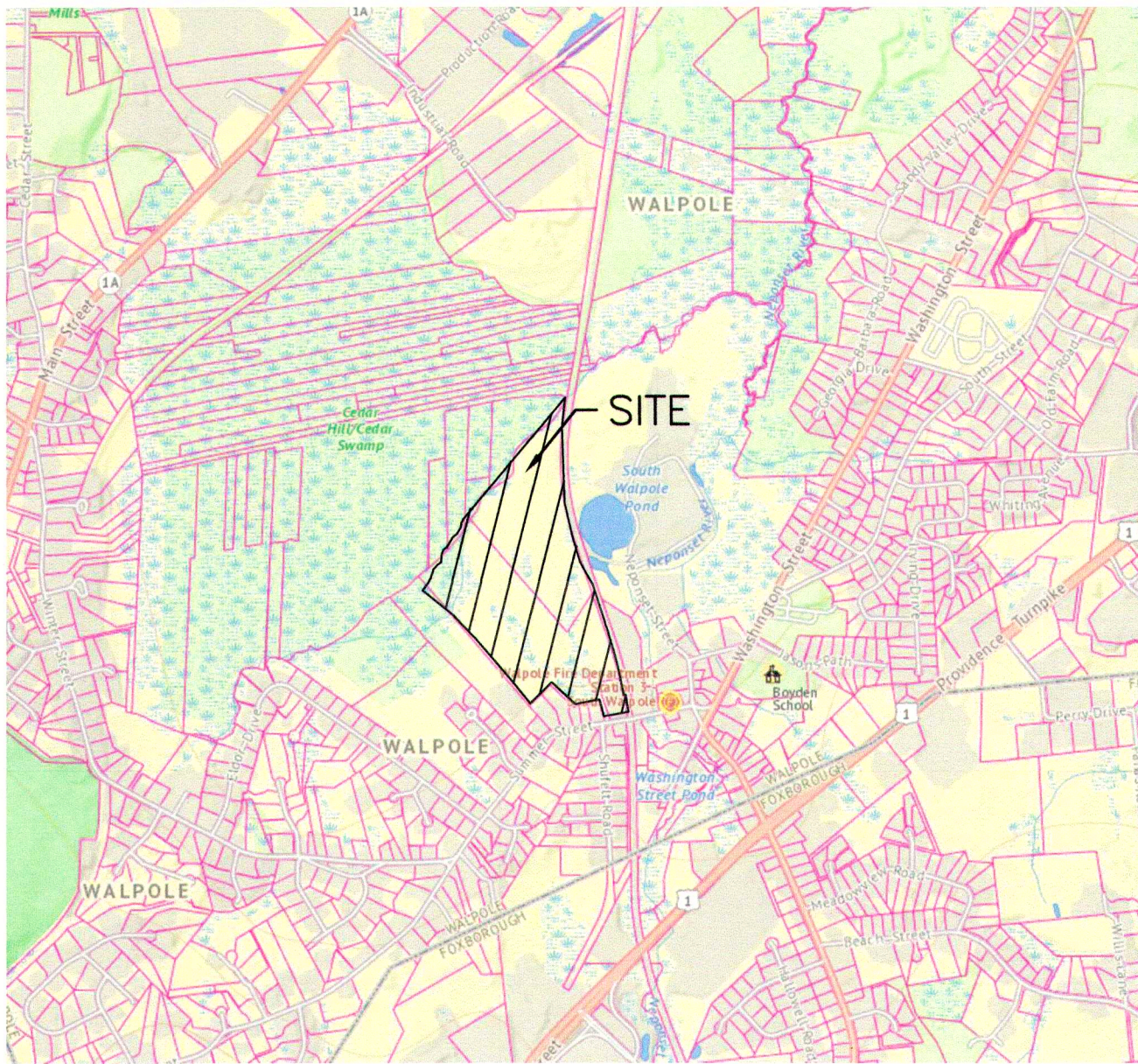
SHEET INDEX

SHEET C.1	COVER SHEET
SHEET C.2	SITE PLAN NOTES
SHEET C.3	LOCUS
SHEET C.4-8	EXISTING CONDITIONS PLANS 1-5
SHEET C.9	EROSION CONTROL AND DEMOLITION SHEET
SHEET C.10	PROPOSED SUBDIVISION / OVERALL PLAN
SHEET C.11	OPEN SPACE AND RECREATION PLAN
SHEET C.12-16	LAYOUT AND MATERIALS PLAN 1-5
SHEET C.17-21	GRADING AND DRAINAGE PLAN 1-5
SHEET C.22-25	PLAN AND PROFILE - DRIVEWAY-"A" 1-4
SHEET C.26	PLAN AND PROFILE - DRIVEWAY-"A" (SINGLE FAMILY LOOP)
SHEET C.27	PLAN AND PROFILE - DRIVEWAY-"B"
SHEET C.28-32	PLAN AND PROFILE - DRIVEWAY-"C1" 1-5
SHEET C.33	PLAN AND PROFILE - DRIVEWAY-"C2"
SHEET C.34-38	PLAN AND PROFILE - DRIVEWAY-"D" 1-5
SHEET C.39-40	PLAN AND PROFILE - DRIVEWAY-"E" 1-2
SHEET C.41	PLAN AND PROFILE - DRIVEWAY-"E" SOUTHERN CUL-DE-SAC
SHEET C.42	PLAN AND PROFILE - DRIVEWAY-"E" NORTHERN CUL-DE-SAC
SHEET C.43-44	PLAN AND PROFILE - EMERGENCY ACCESS 1-2
SHEET C.45-49	UTILITY PLAN 1-5
SHEET C.50-54	LANDSCAPING PLAN 1-5
SHEET C.55-59	LIGHTING PLAN 1-5
SHEET C.60-68	FIRE TRUCK TURN PLAN 1-9
SHEET C.69-73	SIGHT DISTANCE PLAN 1-5
SHEET C.74-93	DETAIL SHEET 1-20

LEGEND

LSA	LANDSCAPE AREA
EOP	EDGE OF PAVEMENT
CCB	CAPE COD BERM
LSA	LANDSCAPED AREA
FFE	FINISHED FLOOR ELEVATION
BOH	BUILDING OVERHANG
SRW	STONE RETAINING WALL
CRW	CONCRETE RETAINING WALL
INV.	INVERT
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE
(R)	RECORD INFORMATION
UTO	UNABLE TO OBSERVE
CCB	CAPE COD BERM
W	EXISTING WATER VALVE
H	EXISTING HYDRANT
U	EXISTING UTILITY POLE
P	POST
D	DECIDUOUS TREE
C	CONIFEROUS TREE
CP	CONTROL POINT
SB	STONE BOUND WITH DRILLHOLE FOUND
CB	CONCRETE BOUND WITH DRILLHOLE FOUND
IR	IRON ROD TO BE SET IN 2012
S	SIGN (SINGLE POSTED)
TP	TEST PIT
C	CATCH BASIN
W	EXISTING SEWER MANHOLE
W	WETLAND RESOURCE AREA

198	PROPOSED MINOR CONTOUR
200	PROPOSED MAJOR CONTOUR
---	PROPERTY LINE
---	SETBACK LINE
---	RIPARIAN SETBACK LINE
---	PROPOSED DRAIN LINE
OHW	EXISTING OVERHEAD WIRES
S	EXISTING SANITARY LINE
G	EXISTING GAS LINE
W	EXISTING WATER LINE
270	EXISTING INDEX CONTOURS
268	EXISTING INTERMEDIATE CONTOURS
---	EXISTING TREELINE
---	FEMA FLOOD PLAIN DELINEATION
---	MEAN ANNUAL HIGH WATER LINE
---	PROPOSED TREELINE
---	PROPOSED FENCE
---	PROPOSED HYDRANT
---	PROPOSED HANDICAP PARKING
---	PROPOSED PAVEMENT STRIPING
---	PROPOSED CONCRETE SURFACE
---	PROPOSED DRAINAGE MANHOLE
---	PROPOSED CATCH BASIN



LOCUS MAP
1"=1500'

PROJECT TEAM:

OWNER/DEVELOPER/APPLICANT
55 BH, LLC
6 LYBERTY WAY, SUITE 203
WESTFORD, MA 01886

CIVIL ENGINEER
HOWARD STEIN HUDSON
114 TURNPIKE ROAD
SUITE 2C
CHELMSFORD, MA 01824

SURVEYOR
LEGACY ENGINEERING, LLC
730 MAIN STREET, SUITE 2C
MILLIS, MA 02054

LANDSCAPE ARCHITECT
JAMES K. EMMANUEL ASSOCIATES
22 CARLTON ROAD
MARBLEHEAD, MA 01945

LIGHTING CONSULTANT
PROGRESS LIGHTING
701 MILLENNIUM BLVD
GREENVILLE, SC 29607

WETLAND SCIENCE
OXBOW ASSOCIATES, INC.
P.O. BOX 971
ACTON, MA 01720

ARCHITECT
MAUGEL ARCHITECTS
200 AYER ROAD SUITE 200
HARVARD, MA 01451

TRAFFIC ENGINEERING
BAYSIDE ENGINEERING
600 UNICORN PARK DRIVE
WOBBURN, MA 01801

HPA DESIGN, INC.
35 MAIN STREET
MILFORD, MA 01757

GENERAL NOTES:

- EXISTING PROPERTY LINE AND UTILITY INFORMATION SHOWN IS BASED ON AN EXISTING SURVEY CONDUCTED BY LEGACY ENGINEERING REVISED THROUGH 12-05-19.
- THE ACCURACY AND COMPLETENESS OF THE UNDERGROUND UTILITIES AS SHOWN ON THE PLANS ARE NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, SIZE, TYPE, ETC. OF ALL UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY THE WORK. AT LEAST 72 HOURS BEFORE EXCAVATION, THE CONTRACTOR SHALL BE REQUIRED TO CONTACT DIGSAFE AT 1-888-344-7233.
- THE CONTRACTOR SHALL FIELD VERIFY CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE APPROPRIATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION.
- ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE NOTIFIED, INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN, PRIOR TO EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION OR REPAVING.
- THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES EXCEPT THOSE NOTED TO BE ABANDONED, REMOVED AND DISPOSED.
- THE CONTRACTOR SHALL DISPOSE OF ALL WASTE MATERIAL IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS AT HIS/HER OWN EXPENSE, OUTSIDE OF THE PROJECT LIMITS.

OWNER

55 BH LLC
6 LYBERTY WAY
WESTFORD, MA 01886

55 SS LLC
6 LYBERTY WAY
WESTFORD, MA 01886

ASSESSORS INFORMATION

PROPERTY 307-52-59
PROPERTY 307-52-60
PORTION OF PROPERTY 307-52-78

REFERENCES

- EXISTING CONDITIONS SURVEY PREPARED FOR 55 BH LLC, CONDUCTED BY LEGACY ENGINEERING REVISED THROUGH 12-05-19.
- TOWN OF WALPOLE GEOGRAPHIC INFORMATION SYSTEM.
- A.N.R.A.D. PLAN BY LEGACY ENGINEERING DATED 12-10-2019 AND APPROVED BY THE WALPOLE CONSERVATION COMMISSION.
- A.N.R.A.D. PLAN BY LEGACY ENGINEERING DATED 8-14-2019 AND APPROVED BY THE WALPOLE CONSERVATION COMMISSION.

ZONING REQUIREMENTS

LM - LIMITED MANUFACTURING
DIMENSIONAL REQUIREMENTS

	REQUIREMENT	LOT 1	LOT 2
MINIMUM LOT AREA	40,000	1,167,044 SF (26.79 AC)	1,217,215 SF (27.94 AC)
MINIMUM LOT FRONTAGE	200 FT	86 FT±*	133 FT±*
MAXIMUM BUILDING COVERAGE	35%	8%±	9%±
MAX. BLDG & IMP. COVERAGE	70%	25%±	20%±
MINIMUM OPEN SPACE	N/A	75%±	80%±
MINIMUM FRONT YARD	50 FT	688 FT±	36 FT±*
MINIMUM SIDE YARD	40 FT	10 FT±*	10 FT±*
MINIMUM REAR YARD	25 FT	296 FT±	210 FT±
MAXIMUM BUILDING HEIGHT	40 FT	65 FT±*	30 FT±

* SEE REQUESTED SPECIAL PERMIT AND VARIANCES LISTS FOR LOT 1 AND LOT 2

DEVELOPMENT SUMMARY

LOT 1

TOWNHOUSES: 52
REQUIRED: 2 PARKING SPACES/UNIT X 52 UNITS = 104 SPACES
PROPOSED: 52 GARAGE SPACES + 52 DRIVEWAY SPACES + 43 VISITOR SPACES = 147 SPACES
APARTMENTS: 192
REQUIRED: 2 PARKING SPACES/UNIT X 192 UNITS = 384 SPACES
PROPOSED: 14 CLUBHOUSE SPACES + 95 GARAGE UNDER SPACES + 202 SURFACE SPACES
TOTAL PROPOSED SPACES: 311**

LOT 2

SINGLE FAMILY HOUSES: 56
REQUIRED: 2 PARKING SPACES/UNIT X 56 UNITS = 112 SPACES
PROPOSED: 112 GARAGE SPACES + 112 DRIVEWAY SPACES + 9 SURFACE SPACES = 233 SPACES TOTAL

OVERALL PARKING SUMMARY:

LOT 1 TOTAL: 458 SPACES - 1.87 SPACES PER RENTAL UNIT
LOT 2 TOTAL: 233 SPACES - 4.16 SPACES PER OWNERSHIP UNIT
SITE TOTAL: 691 SPACES
** SEE WAIVER 9 UNDER REQUESTED SPECIAL PERMITS AND VARIANCES - LOT 1

SEE SHEET 2 FOR REQUESTED
SPECIAL PERMITS AND WAIVERS

SITE
PLAN

COVER
SHEET

DATE: JANUARY 10, 2020

PROJECT NUMBER: 19097

DESIGNED BY: PB/KE/KF

DRAWN BY: PB/MB/KF/KL

CHECKED BY: KE

C.1